Bill Garrett Davidson County
Batch# 133837 DEEDWARR
08/27/2018 01:51:58 PM 2 pgs
Fees: $13.00 Taxes: $1,054.50
20180827-0084737

**Prepared By & Return To:**
Tennessee Title Services, LLC
720A South Church St.
Murfreesboro, TN 37130
18-0259M

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,000.00

Affiant

MELODY R. WILSON NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME THIS 23rd day of August, 2018

Notary Public
Commission Expires: 3/23/21

| Address of New Owner | Send Tax Bills To: | Map & Parcel |
|---|---|---|
| Alfredo Gomez<br>4327 Admirable Drive<br>Goodlettsville, TN 37072 | Alfredo Gomez<br>13900 South Figueroa Street<br>Los Angeles, CA 90061 | 025-12-0-046.00 |

## WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

**Stephen Goodwin and Teresa D. McCall Goodwin, husband and wife**

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Alfredo Gomez and Jose Cantu, joint tenants with right of survivorship**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 43 of Clark Place Subdivision, Section IV, as of record in Plat Book 2331, Page 74, Register's Office for Davidson County, Tennessee.

Said Lot No. 43 fronts 167 feet on the easterly side of Cerro Vista Drive and runs back between lines 271 feet on the northerly line and 157.8 feet on the southerly line to a broken line in the rear upon which it measures 238.2 feet thereon.

BEING the same property conveyed to Stephen Goodwin and Teresa D. McCall Goodwin, husband and wife, by Warranty Deed from Samuel C. Bryant, a single person, dated 3/29/17 and recorded 3/30/17 in Instrument No. 20170330-0031174, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 710 Cerro Vista Drive, Goodlettsville, TN 37072.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we so covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 23rd day of August, 2018.

Stephen Goodwin

Teresa D. McCall Goodwin

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,

**Stephen Goodwin and Teresa D. McCall Goodwin**

with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at LaVergne, Tennessee this 23rd day of August, 2018.

Notary Public

My Commission Expires: 12/1/2020

(Notary Seal)

